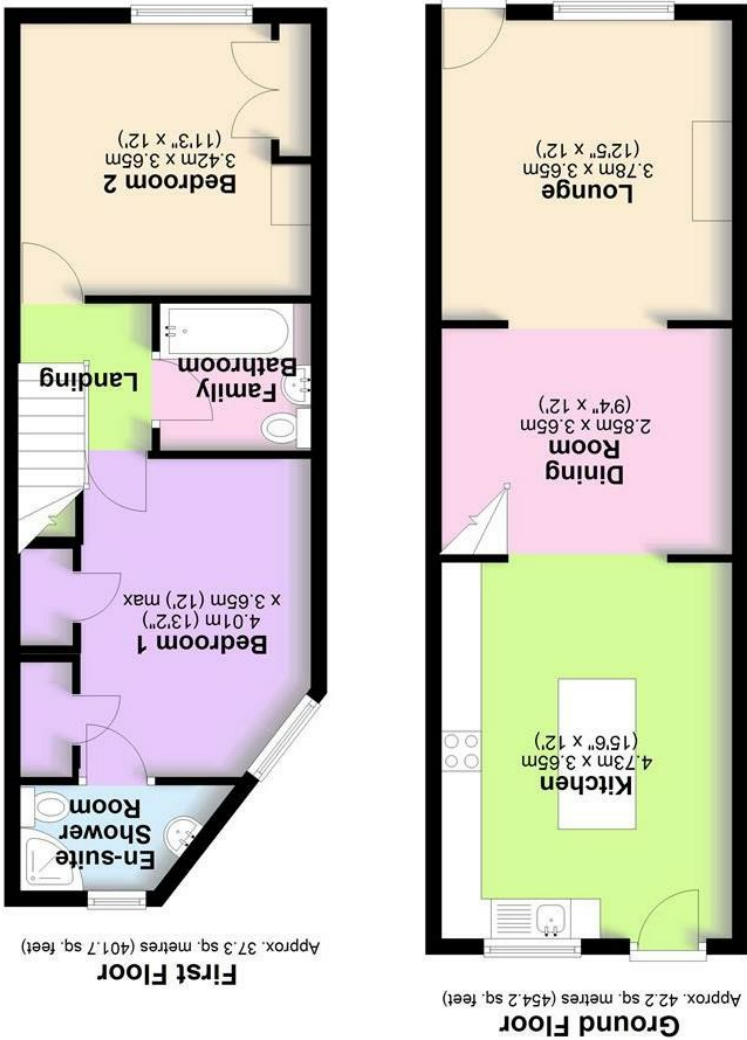
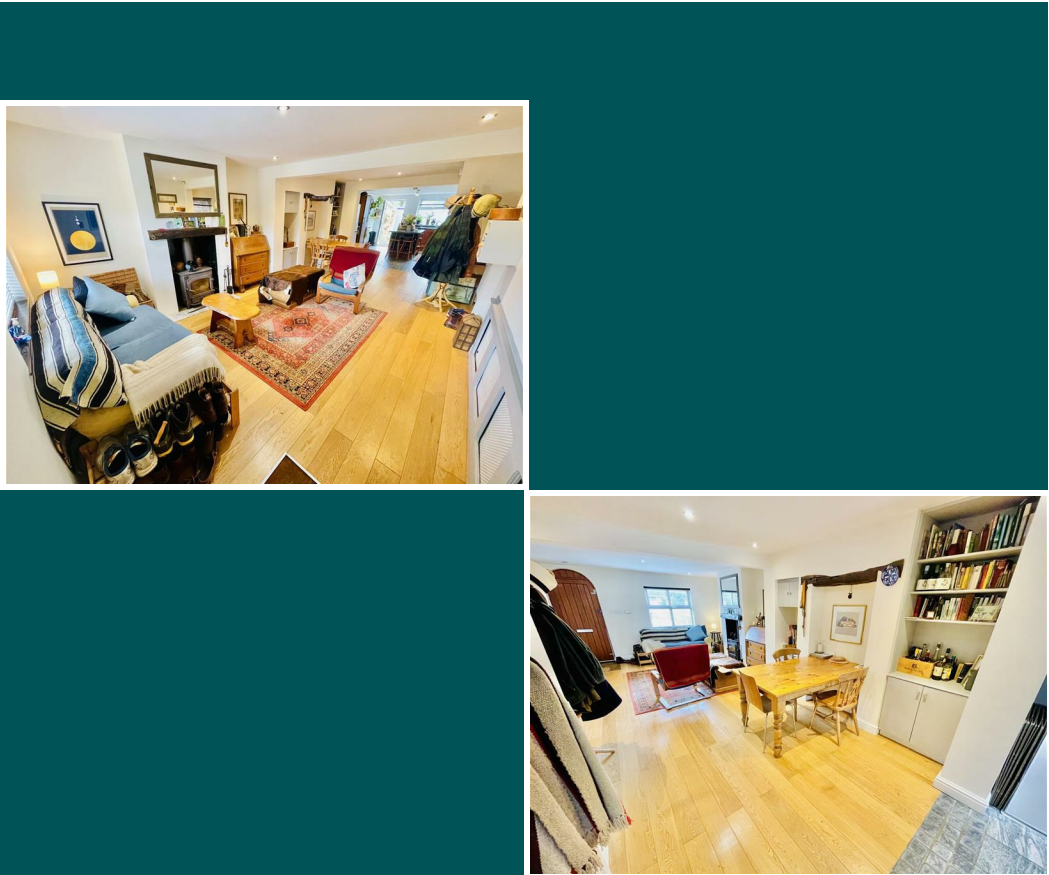


Total area: approx. 79.5 sq. metres (855.9 sq. feet)



OFFERS IN THE REGION OF £285,000



11 HILL TOP ROAD  
ACTON BRIDGE  
NORTHWICH  
CW8 3RA

2 2 2 C  
COUNCIL TAX BAND: C





A modernised chain free cottage located within strolling distance of Acton Bridge train station

### Description

Purchased by the current vendor nine years ago Ivy Cottage is the perfect opportunity for downsizers or first time buyers.

Externally the property has a single driveway to the front aspect with a side gate providing direct access to the bin store and the landscaped rear garden.

Accommodation comprises lounge through dining room with laminate flooring throughout, a double glazed window to the front aspect, stairs to the first floor and a feature dual burner.

The kitchen has tiled flooring, a range of low level and eye level units, one of which houses the combi boiler, a glass panelled upvc door to the rear garden and a range of integrated appliances including an extractor hood, gas hob, double fan oven, family sized dishwasher, fridge/freezer and space for a washing machine.

Upstairs comprises spacious landing with access to the partly boarded loft space, two double bedrooms, both of which have built in storage cupboards, the modern three piece family bathroom and the modern three piece shower room.

Acton Bridge is a desirable village with glorious walks, a local cruising club and bowling and tennis club where residents can sign up to an annual membership.

The Hazel Pear pub and Acton Bridge train station are both located with strolling distance and local village shops are available in both Kingsley and Weaverham.

Commuting is convenient, with easy access to the A49, M56 and M6 motorways. Hill Top Road is also equidistant between Manchester and Liverpool airports for those travelling internationally.

Nearby primary schools include Crowton Church of England Primary School, Weaverham High School and the prestigious Grange independent school only ten minutes away in Hartford.